049.0	0002	0011.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,451,400 /	1,451,400
					USE VALUE:	1,451,400 /	1,451,400
					ASSESSED:	1,451,400 /	1,451,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		GARDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	2 GARDEN STREET LLC
Owner 2:	
Owner 3:	
Street 1:	2 GARDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENNEDY MARY G--TRUSTEE -
Owner 2:	2 GARDEN STREET REALTY TR -
Street 1:	1280 GREAT PLAIN AVENUE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	02494

NARRATIVE DESCRIPTION

This parcel contains .258 Sq. Ft. of land mainly classified as Comm. Whs. with a Office Building built about 2019, having primarily Stucco Exterior and 5581 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	11229.000	1,127,000		324,400	1,451,400
Total Card	0.258	1,127,000		324,400	1,451,400
Total Parcel	0.258	1,127,000		324,400	1,451,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 260.06 | /Parcel: 260.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34670

GIS Ref

GIS Ref

Insp Date 09/11/18

!4129!

PREVIOUS ASSESSMENT

Parcel ID 049.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	316	FV	1,127,000	0	11,229.	324,400	1,451,400		Year end	12/23/2021
2021	316	FV	1,127,000	0	11,229.	319,200	1,446,200		Year End Roll	12/10/2020
2020	316	FV	395,100	3100	11,229.	313,900	712,100	712,100	Year End Roll	12/18/2019
2019	316	FV		3300	11,229.	277,300	280,600	280,600	Year End Roll	1/3/2019
2018	316	FV		3300	11,229.	277,300	280,600	280,600	Year End Roll	12/20/2017
2017	316	FV		3300	11,229.	277,300	280,600	280,600	Year End Roll	1/3/2017
2016	316	FV		3300	11,229.	277,300	280,600	280,600	Year End	1/4/2016
2015	316	FV		3500	11,229.	251,100	254,600	254,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:05:17

LAST REV

Date	Time
11/22/21	09:39:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4129

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY MARY G-	75067-554	1	7/8/2020	Intra-Corp	260,000	No	No		
KENNEDY MARY	23517-356		8/10/1993	Forclosure	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2019	177	Heat App	5,000	C				
12/21/2018	1933	New Buil	985,000	O				new 2 stry office
11/27/2018	1783	Foundati	8,559	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2021	I & E Return	MM	Mary M
9/9/2020	SQ Mailed	JO	Jenny O
5/21/2019	Permit Visit	DGM	D Mann
9/11/2018	Meas/Inspect	PH	Patrick H
3/16/2009	Measured	197	PATRIOT
11/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34670
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		11229		Sq. Ft.	Site		0	15.5	1.86	CF									324,388						324,400	

Total AC/HA:	0.25778	Total SF/SM:	11229	Parcel LUC:	316	Comm. Whs.	Prime NB Desc	COMM FR	Total:	324,388	Spl Credit		Total:	324,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	2019	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STND		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:		% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	0	Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			0 %

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.97917938
Const Adj.:	1.06018388
Adj $ / SQ:	109.002
Other Features:	16407
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1126956
Depreciation:	0
Depreciated Total:	1126956

COMMENTS

LOTS 12,13,14,15,16 COMB TO 49-2-11 EST
MEAS GATE LOCKED.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	4

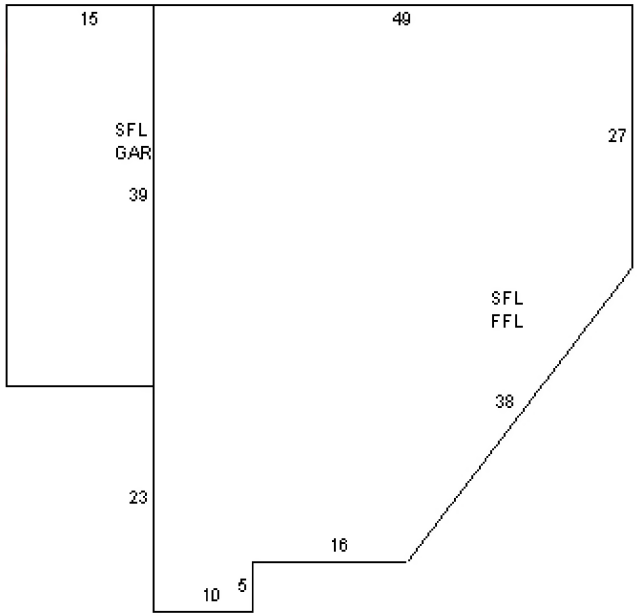
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	192.93
Special Features:	0	Val/Su Net:	182.78
Final Total:	1127000	Val/Su SzAd	201.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	3,083	109.000	336,052
FFL	First Floor	2,498	109.000	272,286
GAR	Garage	585	20.430	11,954

Net Sketched Area:	6,166	Total:	620,292

Size Ad	5581	Gross Area	6166	FinArea	5581

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

049.0-0002-0011.0

IMAGE

AssessPro Patriot Properties, Inc